



2011 OFFICE MARKET REPORT

Market
Stabilization



Economic
Recovery



MIAMI-DADE COUNTY

2011 CIASF OFFICE MARKET REPORT

2011-2012 CIASF OFFICERS

PRESIDENT

HAL LEWIS
Pathman Lewis

VICE PRESIDENT

NICK WIGODA
Jones Lang LaSalle

SECRETARY

VIOLA SANCHEZ
PS Business Parks

TREASURER

KRISTOPHER WAGNER
Colliers International

BOARD OF DIRECTORS

JAMES CHIP BLACK
Esslinger-Wooten-Maxwell

AUDLEY BOSCH
Cushman & Wakefield

ANDREW DIXON
Dixon Commercial Real Estate

ZAC GRUBER
Easton Lynd Management

AI HELTMAN
Americas Property Management

ADRIANA JIMENEZ
Flagler Development

ALAN KRINZMAN
Becker & Poliakoff

JORGE PENA
All Safe Insurance

GEORGE PINO
Flagler Development

RAY PRINCIOTTA
Accelerated Commercial Realty

RAFAEL SALDANA
BBU Bank

MIKE SILVA
America's Industrial Realty

CHRIS SUTTON
Flagler Development

VIKTORIA TELEK
ComReal - Ft. Lauderdale

RONALD WEINGARDEN
Servpro of Kendall/Pinecrest

DIRECTORS EMERITUS

HORACIO STUART AGUIRRE
HS Aguirre & Associates

TOM DIXON
Dixon Commercial Real Estate

RON KOHN
Kohn Commercial Real Estate

MICHAEL SILVER
CB Richard Ellis

2011 CIASF OFFICE MARKET REPORT

PRESENTED BY

ADRIANA JIMENEZ - Flagler Real Estate Services, LLC.

PANELISTS

DEBBIE COLANGELO - CRE-Sources - Moderator
JACK LOWELL - Flagler Real Estate Services, LLC. - Owner Representative
ALAN OJEDA - Rilea Group - Developer/Owner
ELIZABETH SANTOS - CBRE - Tenant Representative
RICHARD SCHUCHTS - Jones Lang LaSalle - Tenant Representative

SPECIAL THANKS

ANDREW DIXON - Dixon Commercial Real Estate, Inc. - Report Design
ROBERTA STEEN - Jones Lang LaSalle - Report Data

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2010 global revenue of more than \$2.9 billion, Jones Lang LaSalle serves clients in 60 countries from more than 1,000 locations worldwide, including 185 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.8 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$43 billion of assets under management. For further information, please visit our website, www.joneslanglasalle.com.

About Jones Lang LaSalle Research

Jones Lang LaSalle's research team delivers intelligence, analysis, and insight through market-leading reports and services that illuminate today's commercial real estate dynamics and identify tomorrow's challenges and opportunities. Our 300+ professional researchers track and analyze economic and property trends and forecast future conditions in over 60 countries, producing unrivalled local and global perspectives. Our research and expertise, fueled by real-time information and innovative thinking around the world, creates a competitive advantage for our clients and drives successful strategies and optimal real estate decisions.

Jones Lang LaSalle
1221 Brickell Avenue, Suite 200, Miami, FL 33131
Tel: +1 305 728 3700
www.us.joneslanglasalle.com

The Commercial Industrial Association of South Florida Inc., "CIASF" is a non-profit organization of business leaders involved in the development, design, construction, sales, and leasing of Industrial and Commercial Real Estate in South Florida.

For information about membership or sponsoring an event call
CIASF Executive Director Gail Ackermann at:

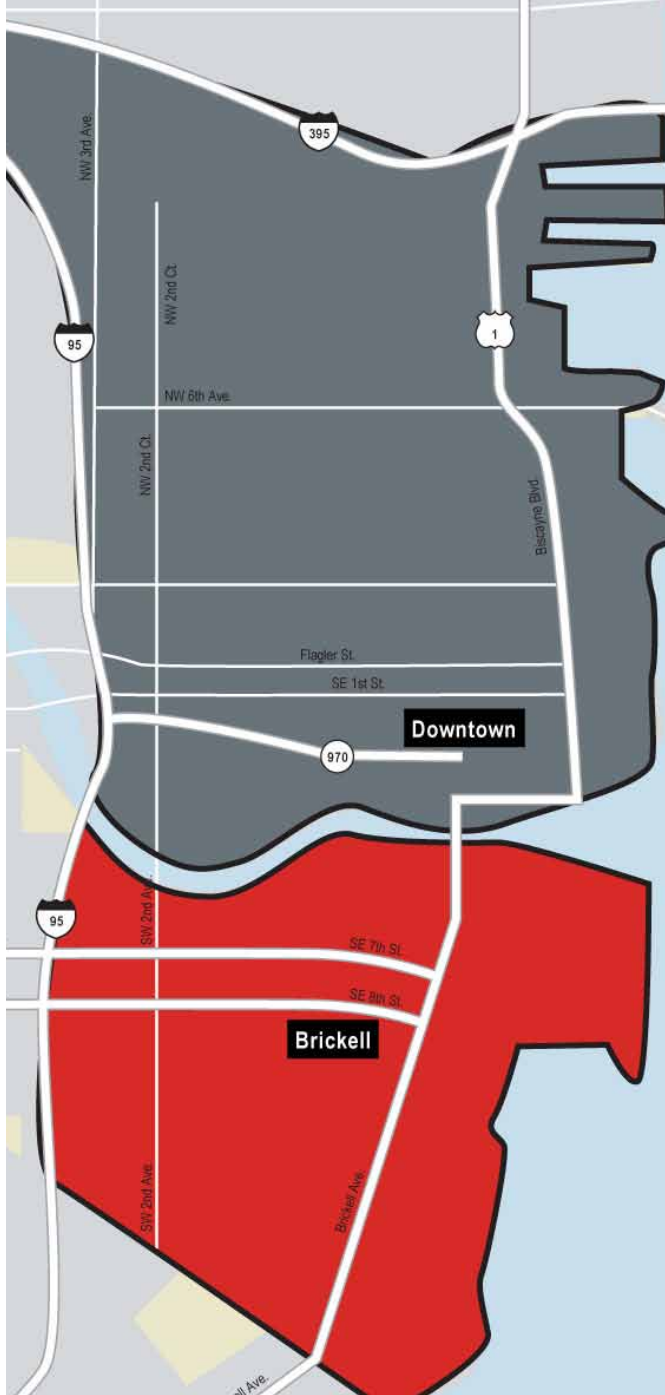


Commercial Industrial Association of South Florida
11098 Marin Street, Coral Gables, FL 33156
Phone: 305-667-7113 - Fax: 305-667-7116
info@ciasf.com | www.ciasf.com



BRICKELL

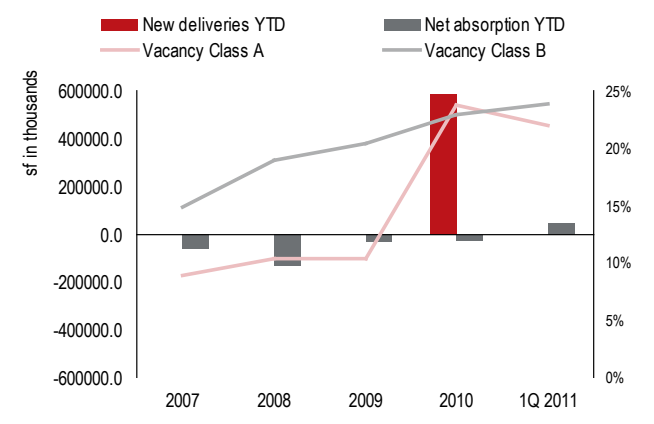
North by Miami River, east by Biscayne Bay, south by SW 15th Road, west by I-95.



Key market indicators		
Stock	➡	5,801,700 SF
Overall net absorption	⬆	44,366 SF
Overall vacancy rate	⬇	22.6%
Average asking rent	⬇	\$35.74 SF
Under construction	➡	614,905 SF

Change from previous quarter

Overall new deliveries / overall net absorption / overall vacancy rates



Significant lease transactions

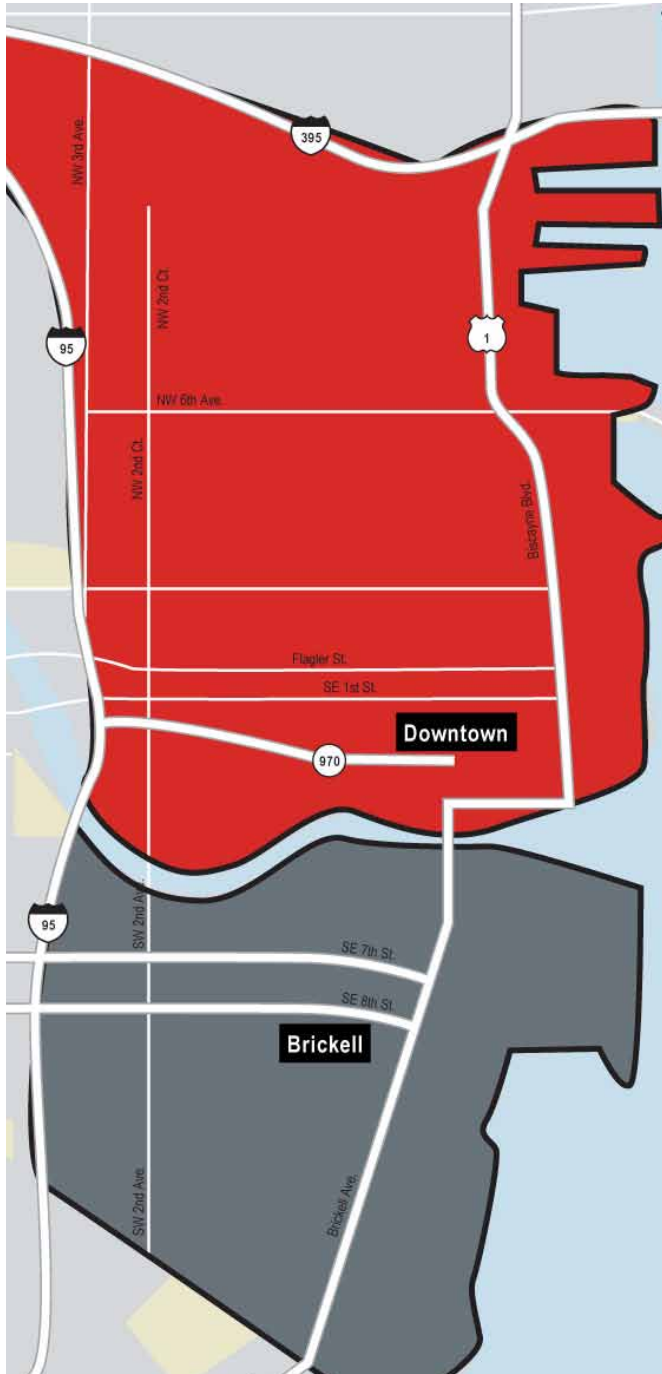
Berger Singerman Law Firm 1450 Brickell	25,000 SF
Lydecker Diaz Law Firm 1221 Brickell	23,000 SF
American Express 1450 Brickell	17,000 SF
Right Space Management Brickell Bay Office Tower	11,000 SF
Giroski Espirito Santo Plaza	7,000 SF
Kane & Company, P.A. 1221 Brickell	4,200 SF



©2011 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable. Jones Lang LaSalle or any of their affiliates accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. Licensed Real Estate Broker.

DOWNTOWN

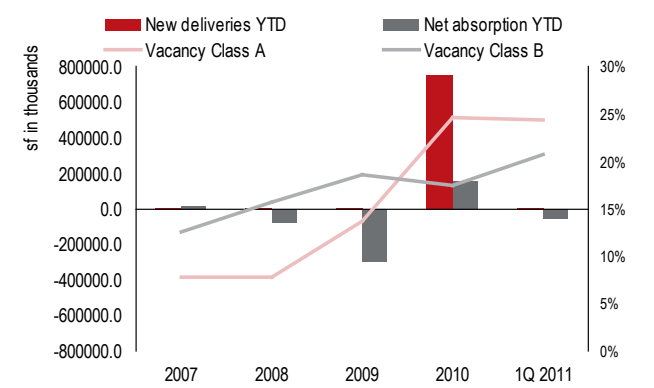
North by I-395, east by Biscayne Bay, south by Miami River, west by I-95.



Key market indicators		
Stock	➔	7,079,729 SF
Overall net absorption	⬇	-58,623 SF
Overall vacancy rate	⬆	23.1%
Average asking rent	⬇	\$35.48 PSF
Under construction	➔	- 0 - SF

Change from previous quarter

Overall new deliveries / overall net absorption / overall vacancy rates



Significant lease transactions	
DLA Piper Law firm Southeast Financial Center	22,000 SF
Optima Ventures Southeast Financial Center	15,500 SF
Jones Walker Law Firm Miami Center	15,000 SF
Catholic Charities The Ingraham Building	6,500 SF
Diversified Search Southeast Financial Center	5,000 SF



©2011 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable. Jones Lang LaSalle or any of their affiliates accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. Licensed Real Estate Broker.

CORAL GABLES

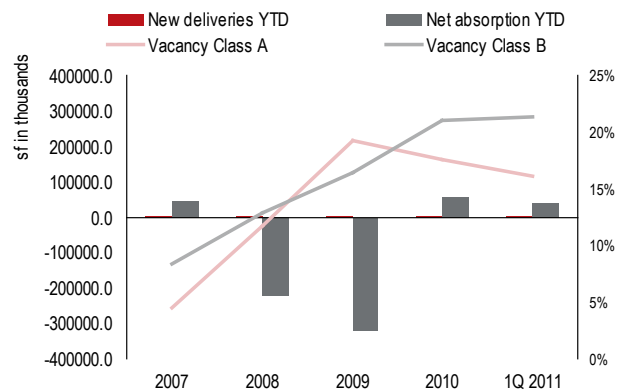
North by Tamiami Trail (SW 8th Street), east by Douglas Road, south by Bird Road, west by Ludlum Road (SW 67th Avenue).



Key market indicators		
Stock	▶	5,261,416 SF
Overall net absorption	▲	37,678 SF
Overall vacancy rate	▼	18.0%
Average asking rent	▼	\$32.40 PSF
Under construction	▶	172,276 SF

Change from previous quarter

Overall new deliveries / overall net absorption / overall vacancy rates



Significant lease transactions	
Cherry, Bekaert & Holland 2525 Ponce	29,000 SF
Becker & Poliakoff, P.A. 121 Alhambra	22,500 SF
Northwestern University 95 Merrick	22,000 SF
Ty Lin Engineering Co. 201 Alhambra	20,500 SF
Miami Business Center Miami Green	20,000 SF
Consulate General of Italy 4000 Ponce	9,000 SF



©2011 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable. Jones Lang LaSalle or any of their affiliates accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. Licensed Real Estate Broker.

Miami Airport

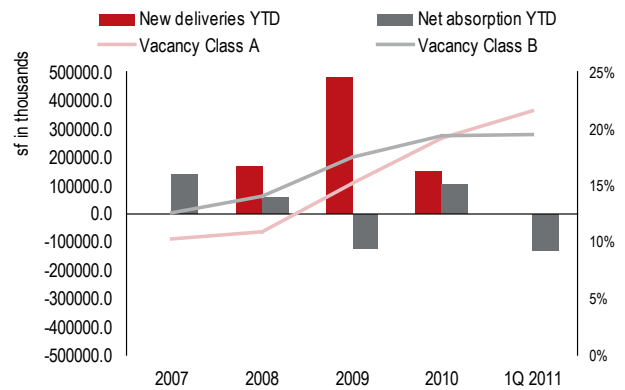
North by NW 58th Street, east by Lejeune Road, south by West Flagler Street, west by Florida's Turnpike.



Key market indicators		
Stock	➔	9,231,579 SF
Overall net absorption	▼	-133,620 SF
Overall vacancy rate	▲	20.6%
Average asking rent	➔	\$25.28 PSF
Under construction	▼	- 0- SF

Change from previous quarter

Overall new deliveries / overall net absorption / overall vacancy rates



Significant lease transactions	
State Farm Flagler St-Bldg 1100	61,500 SF
Phoenix American Insurance Waterford	22,000 SF
Marriott Waterford	20,000 SF
Csa Central Inc. Waterford	16,000 SF
Harley-Davidson Park Square at Doral	11,000 SF
Neoris Waterford	11,000 SF



©2011 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable. Jones Lang LaSalle or any of their affiliates accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. Licensed Real Estate Broker.

Miami Space Statistics - 1Q 2011

	Year-end 2010 overall vacancy (%)	YTD completions (SF)	Current inventory (SF)	Overall net absorption (SF)	YTD overall net absorption (SF)	YTD overall net absorption (% of inventory)	Overall vacancy	Overall asking rent (gross \$ PSF)	Under construction (SF)
CBD									
Brickell	23.4%	0	5,801,700	46,366	46,366	0.8%	22.6%	\$35.74	614,905
Downtown	22.2%	0	7,079,729	(58,623)	(58,623)	-0.8%	23.1%	\$35.48	0
CBD market totals	22.8%	0	12,881,429	(12,257)	(12,257)	-0.1%	22.9%	\$35.66	614,905
Suburban									
Aventura / North Miami	17.6%	0	965,628	33,522	33,522	3.5%	14.1%	\$32.74	0
Coconut Grove	21.4%	0	966,981	50,850	50,850	5.3%	16.1%	\$30.52	0
Coral Gables	18.8%	0	5,261,416	37,678	37,678	0.7%	18.0%	\$32.40	172,276
Kendall / Dadeland	14.1%	0	2,707,970	(38,120)	(38,120)	-1.4%	15.5%	\$27.91	0
Miami Airport	19.2%	0	9,231,579	(133,620)	(133,620)	-1.4%	20.6%	\$25.28	0
Miami Beach	13.1%	0	1,873,528	(234)	(234)	0.0%	13.1%	\$31.81	0
Miami Lakes	24.7%	0	942,561	(15,722)	(15,722)	-1.7%	26.4%	\$23.94	0
Suburban market totals	17.9%	0	21,949,663	(65,646)	(65,646)	-0.3%	18.5%	\$28.16	172,276
Market totals									
	19.9%	0	34,831,092	(77,903)	(77,903)	-0.2%	20.1%	\$31.04	787,181

© 2011 Jones Lang LaSalle RE, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically, or otherwise, without limitation, photocopying and recording, or magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable. Jones Lang LaSalle or any of their affiliates, accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. Licensed Real Estate Broker.



MIAMI-DADE COUNTY SALES DATA

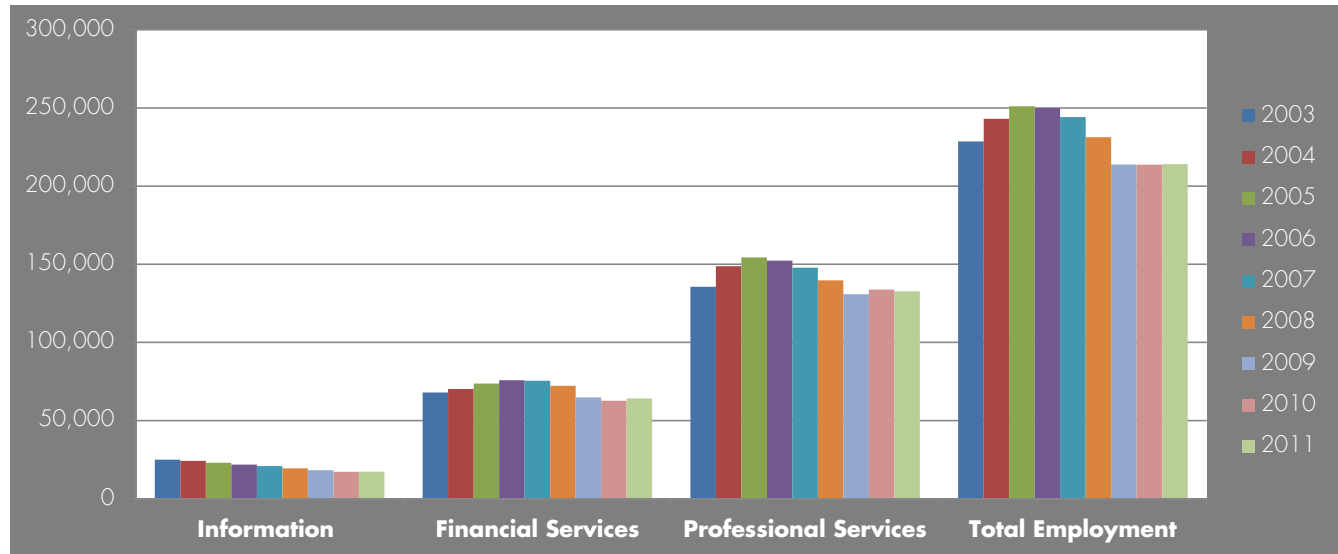
BUILDINGS SOLD BY IQTR 2011							
Submarket	Building/Site	Seller	Buyer	SF/Acres/Units	Purchase Price	Price/SF	Comments
CBD/Brickell			Swire Properties	2.15 Acres	\$14 mill	\$149	The purchase included the site occupied by the Brickell Tennis club. There are plans to develop 5.0 mill sq.ft mixed-used project, schedule to start construction in mid 2012.
	28 W. Flagler Miami Tower	LeaseFlorida	I&G Miami, Inc	600,000	\$2.5 mill	\$176	A foreclosure building won in an auction.
	Coconut Grove SBS Tower - 2601 S. Bayshore Dr.		Agave Acquisitions	43,927	\$105.5 mill	\$442	Iconic building formerly known as Suntrust tower.
	Coral Gables Merrick Point		Merrick Point Reph, LLC	85,500	\$19.4 mill	\$442	Agave is an affiliate of Mexico's Jose Cuervo Group. 17 units were purchased.
	Miami 2700 NW 36th St.		Blue Lagoon Investments, LLC	19,464	\$10.6 mill	\$124	
					\$3.5 mill	\$180	

OFFICE BUILDINGS AVAILABLE FOR SALE						
Submarket	Building/Site	Seller		SF/Acres/Units	Estimated Price	
Downtown	SunTrust International Ctr - 1 SE 3rd Ave.	Boston's Guggenheim Real Estate & Stiles Corp		420,080	(+/-) \$80 mill	
Downtown	Office Tower - 100 N. Biscayne Blvd	Westbrook Partners & Panther Real Estate		284,986	(+/-) \$65 mill	

PROJECTS UNDER CONSTRUCTION						
Submarket	Building	Owner		SF	Rate	Delivery Date
Brickell	Brickell World Plaza 600 Brickell Ave.	Forum Group		614,908	\$40-\$50	3Q2011
Coral Gables	396 Alhambra N. Tower 396 Alhambra Circle.	Jose Cuervo Group		170,185	38	4Q2011
Miami	IFB Headquarters NE corner of SW 37th Ave & 8th St	General Funding Corp		45,000	N/A	1Q2012

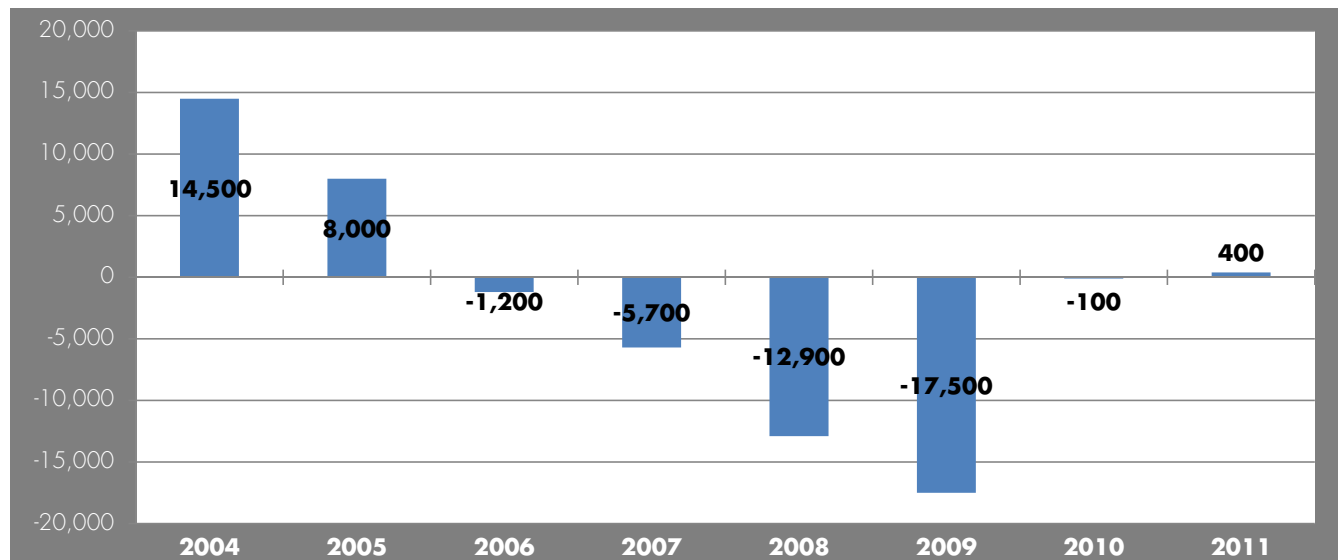
MIAMI-DADE COUNTY OFFICE EMPLOYMENT DATA

EMPLOYMENT BY SECTOR



Source: State of Florida Agency for Workforce Innovation - www.labormarketinfo.com

CHANGE IN OFFICE EMPLOYMENT



Source: State of Florida Agency for Workforce Innovation - www.labormarketinfo.com

OFFICE MARKET SUMMARY

2011

- Rents and vacancies are stabilizing, thus leasing activity has increased.
- Existing tenants are either maintaining or expanding space. Approximately 10% of demand for space are new companies to the market. Tenants are willing to commit to long term leases.
- Miami, the Gateway of the Americas, will recover faster than expected due to the rapid growth of Latin America's economy and expansion of the Panama Canal.
- Trading & Hospitality have seen upward trends and are expected to continue, bringing optimism to South Florida, thus unemployment will continue to decline.
- Financing institutions are lending and expanding (opening new locations); CMBS issuances are on the rise. Anticipate an increase in sales transactions in the upcoming year.
- "Miami is rebounding at a surprising pace..." quoted by Real Estate Forum Feb/March 2011
- Commercial real estate has hit bottom and signs of recovery are more evident.

2010

- Both Asking & Effective Rental Rates have declined in all markets.
- Supply of new space has declined in the North, but increased by approximately 500,000 SF in the Central and South regions.
- Vacancy Rates have increased 10% in the North and Central and 3% in the South.
- Professional employment has not declined from 2009.
- Central Miami-Dade will experience higher vacancies as new offices come online.

2009

- Asking rental rates have stabilized in all markets.
- Supply of new space has stabilized in North and South Miami-Dade, with an increase in Central Miami-Dade.
- Vacancy rates have increased in all areas.
- Professional employment has declined by almost 10,000 per year.
- Operating expenses remain stable.
- Central Miami-Dade will have increasing vacancy as new office buildings are completed

2008

- The office leasing and investment sales market is healthy, but there is a yellow (cautionary) flag waving in the wind.
- Demand/absorption of new space is expected to be flat or negative for 2008 with some tenant growth in legal, accounting and insurance companies, but a significant decline in demand from financial, mortgage and real estate companies.
- With no significant deliveries of office space in 2006 and 2007 up to 4.5 million SF of office space will be delivered over the next 12-30 month with three large buildings in the Downtown/Brickell corridor and eight in the Doral and surrounding areas. Adding to the rental supply are some condo office buildings reverting to "for lease" buildings creating a hybrid-building ownership situation.
- The leasing market will remain active with up to 20% of leases expiring in the next two years. Also, as rental rates rise to \$50/RSF large tenants will seek less expense alternative locations. In addition, the "for sub-lease" market will continue growing and offer alternatives to tenants.
- Demand for office investments by institutions remains strong and will continue. However, price expectation by buyers has changed significantly with higher capitalization rates, difficult debt and finance markets resulting in lower prices and less transactions.
- The office condo market has simmered down and many owners are facing slower than expected absorption rates. Many non medical office condos are reverting back to leasing properties or Hybrid Office Buildings. Medical Office buildings near hospitals have experienced above average sales activity.

WORD ON THE STREET

ELIZABETH SANTOS, Senior Associate with CBRE - (305) 779-3133

At CBRE, we are seeing trends that tenants still have opportunities to take advantage of market conditions, however, the great concessions being offered last year are fading away. Indicators are showing that Miami is emerging from the other side of the Great Recession. With the exciting expansion of the Port of Miami, the Miami economy should continue to recover and prosper.

JACK LOWELL, Senior Managing Director with Flagler Real Estate Services, LLC - (305) 520-2454

As the economy continues to improve, we will see more job creation and pickup in demand. Attractive rents for tenants will encourage more upgrading of facilities and expansions.

ALAN OJEDA, President of The Rilea Group - (305) 371-5254

The Brickell Corridor is a "Worldwide Brand" and companies moving to Miami are selecting quality office buildings in this location. Companies new to the Miami area moving into the 1450 Brickell Office Building are from Mexico, New York and London. With 30+ leases we are over 65% occupied with rental rates in excess of \$40/SF. The overall office market continues to improve and with no new office building construction, occupancy rates for quality buildings and exceptional locations should continue to rise.

RICHARD SCHUCHTS, Executive Vice President of Jones Lang LaSalle - (305) 728-3696

We are entering the days of the "Haves" (high occupancy) and the "Have Nots" (high vacancy). Some buildings are stabilizing and the landlords there are eager to pull back from the lucrative deals that tenants have been receiving. But since there has been no net positive absorption in Miami to date, the Haves are competing with the buildings they stole from. And the Have Nots are having to get ever more aggressive to stop the bleeding. Interestingly, many of the Have Nots cannot see themselves for who they really are. Some may get lucky, many will lose their jobs or their buildings. And there is more product coming.

Got your
QR Code
reader?



Scan this QR Code
with your smartphone
for a special offer!

Not sure how to read QR codes with your smartphone?

Check out
www.cre-sources.com/what-we-do/
for more information.



Bayview Executive Plaza
Coconut Grove

For Leasing Information:

305.668.0620



Continental Plaza
Coconut Grove



The Atrium
Coral Gables

Owned By: TA Associates Realty
Properties Managed By: PointeGroup |ADVISORS

TAYLOR&MATHIS

Real Estate Development, Management and Leasing

Marlene Diaz, RPA

Director of Operations • S. Florida

5805 Blue Lagoon Drive
Suite 440
Miami, Florida 33126

Ph: 305-267-8062
Fax: 305-267-8546
E-mail: mdiaz@taylormathis.com
www.taylormathis.com

TAYLOR&MATHIS

Real Estate Development, Management and Leasing

Brian S. Gale

Principal

2 South Biscayne Boulevard
Suite 2460
Miami, Florida 33131

Ph: 305-476-8880
Fax: 305-476-8882
E-mail: bgale@taylormathis.com
www.taylormathis.com

We Keep Growing and Growing and Growing...

Transwestern continues to **experience record growth in Florida**, adding new portfolios and people across the Sunshine State:

Cabot Properties

The management of 3.3 million square feet of Industrial space throughout Florida

Sumitomo Corporation of America

The management of Miami Center, a 798,000-SF Class A office building in Downtown Miami

We welcome Bob Horton who has joined as Senior Vice President of Property Management to oversee our Central and North Florida growth.

Transwestern's statewide property management portfolio now totals nearly 8.4 million square feet.



LICENSED REAL ESTATE BROKER

Walter Byrd & Ben Eisenberg, Managing Directors

Miami-Dade Office
201 South Biscayne Boulevard, Suite 1210
Miami, FL 33131
t: 305.808.7310
f: 305.808.7309
www.transwestern.net/miami

Fort Lauderdale Office
110 SE 6th Street
Fort Lauderdale, FL 33301
t: 954.607.1406
f: 954.767.5910

Madison Circle Executive Office Building

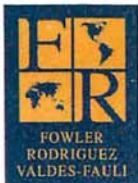
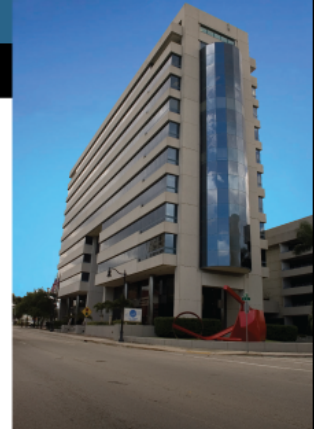
3191 Coral Way, Miami, FL 33145

- Office Spaces available from 650 to 5,600 SF
- Executive Offices available from \$499 per month
- On-Site owners and managers

For Leasing Info: (305) 445-5511 x 211

Brad Forte - bforte@forteproperties.com

Owned and operated by Forte Properties, Inc.



FRANCIS X. SEXTON, JR.
ATTORNEY AT LAW

FOWLER RODRIGUEZ VALDÉS-FAULI

355 ALHAMBRA CIRCLE, SUITE 801
CORAL GABLES, FLORIDA 33134
TELEPHONE: 786.364.8400
DIRECT: 786.364.8451
FAX: 786.364.8401
fsexton@frvf-law.com
www.frvf-law.com

COUNSELLORS AT LAW

MICHAEL J. FREEMAN

ATTORNEY AT LAW

153 SEVILLA AVENUE . CORAL GABLES . FLORIDA 33134
TEL 305-442-1567 FAX 305-442-1227
MFREEMAN@FREEMANMIAMI.COM

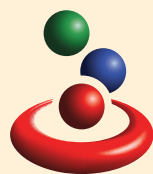
Local lending. Better banking.



At BBU Bank, we are dedicated to provide you with personalized service; and we take time to understand your business.

We offer a variety of loan products*:

- Owner-occupied Commercial Real Estate
- Term Loans
- Line of Credit
- Asset-Based Lending
- Customized Residential Loans, including high-end properties and foreign borrowers
- Owner-Used Construction, including residential and commercial



BBU Bank

BETTER *Business* BANKING FOR U

www.bbubank.com

*Subject to credit approval.

Coral Gables: 150 Alhambra Circle, Suite 100, Coral Gables, FL. 33134 • (786) 552-0550

Doral: 9500 Doral Boulevard (NW 41st St.), Doral, FL. 33178 • (305) 597-1700

Puerto Rico: Ave Ponce de Leon No. 165, Oficina 302, Hato Rey, PR. 00918 • (787) 765-1420



www.bbubank.com



FASTER FORWARD



South Florida

Navigating the seas of change.

In today's market you need a commercial real estate firm with a proven record of success. Since the real estate market heeled in 2009, our South Florida office has continued to accelerate the success of our clients with over 4 million square feet leased and 12 million square feet sold. As an occupier, investor or lender of office space, your real estate strategy will never feel adrift when you team with us. Welcome aboard.

Global Professional Advisors

making your foreign investment in America a reality



Alex D. Sirulnik, Esq.
Real Estate & Corporate Law

Frank Rosillo, CPA, MST
Certified Public Accountant

Brian Barakat, Esq.
Litigation

Michael J. Liberatore, Esq.
Business Immigration Law

Do you have foreign clients looking to invest in the U.S.? Our team of local professionals will assist with their legal and accounting needs.

For tax and legal matters in immigration, business, real estate and litigation, we provide your clients with a unified approach. To take care of your investment in the American market, contact us today!

Law Offices of
Alex D. Sirulnik, P.A.



ADS@sirulniklaw.com
(786)348-6044



Rosillo & Associates, P.A.

An International Accounting & Management Consulting Firm
Corporate Certified Public Accountants & Analysts

Frankjr@frcpa.com
(305)477-5671


BARAKAT
LAW

Brian@triallawmiami.com
(305)444-3114

Law Offices of
Michael J. Liberatore, P.A.

Michael@LiberatoreUSA.com
(305)374-0306

The Hiring of an Attorney is an important decision that should not be based solely on advertisements.
Please request information on our expertise and qualifications.



[your chair] *Where big ideas begin*

Wouldn't it be nice if your chair was located in an office that made it easier to turn those great ideas into profitable realities? And in a place with dual county access to every major airport, seaport, railway and thoroughfare in South Florida? A place that offered countless Class A corporate configurations at rates that made sense and was also close to home? A place brought to you by a name trusted in business for over a century and chosen by industry leaders like Ryder System, State Farm, Brightstar and Progressive? ***You've Found It. Flagler Station.***



NW 106th Street and the Florida Turnpike.
Contact Stuart T. Gordon, SIOR or Chris Sutton at:
305.805.3012

Proven for more than a century.

www.flaglerdev.com

THANKS TO OUR SPONSORS

Use a QR code scanner on your smartphone to quickly visit their website.



1450 BRICKELL



PS BUSINESS PARK



COLLIERS



BBU BANK



FLAGLER



GLOBAL PROFESSIONAL ADVISORS



FAIRCHILD PARTNERS



SERVCORP



TRANSWESTERN



FORTE PROPERTIES



355 ALHAMBRA
TAYLOR & MATHIS



ONE BISCAYNE TOWER
TAYLOR & MATHIS



FRANCIS X. SEXTON, JR.



DIXON COMMERCIAL REAL ESTATE

DIXON COMMERCIAL REAL ESTATE

Commercial Brokerage Tax Assessment Appeals Exceptionally Good Advice

Tom Dixon
Andrew Dixon
Roger Lopez

305.443.4966 - DixonCommercialRE.com
3191 Coral Way Suite 204, Coral Gables FL 33145

Lic. Real Estate Broker



Serviced Offices | Virtual Offices

Katelin Rogers
Center Manager

T | +1 305 714 9500
F | +1 305 714 9555
E | karogers@servcorp.com

Southeast Financial Center
200 South Biscayne Boulevard
Suite 2790
Miami FL 33131 U.S.A.

1450 BRICKELL

The Wall Street of Miami

At the entrance of Miami's Financial District, 1450 Brickell's strategic location offers all the advantages of a prime corporate location.

- 582,817 Sq. Ft. of Class "A" office space
- LEED GOLD Certified: Green Building
- Breathtaking panoramic views of Biscayne Bay
- Easy and convenient access away from drawbridges and traffic congestion
- Over 7 Restaurants, the Four Seasons and Sports Club LA in the immediate area
- Generator power over and above code required to serve additional tenants basic needs during outages
- Large Missile Impact Glass on the entire building exterior, all 508 feet of it
- Valet and Concierge services
- 24/7 Security

1450 Brickell, setting the highest standards in Miami Class A office towers.

1450BRICKELL.COM



For Leasing Info:

305.577.8850



BLANCA

COMMERCIAL REAL ESTATE, INC.

BLANCA Commercial Real Estate, Inc., 1450 Brickell Ave., Suite 1460, Miami, FL 33131
Licensed Real Estate Broker

Tere Blanca
tere.blanca@blancacre.com

Danet Linares
danet.linares@blancacre.com

Developed By:





PSBUSINESSPARKS.

Where Business Works Better...



DID YOU KNOW PS Business Parks is a leading provider of **office** space across the U.S.? It gets better. We are expanding our **South Florida Office Portfolio** to meet your growing demands.

Visit our Boca and Wellington
Parks in the Palm Beach Market

www.psbusinessparks.com | T. 305.590.1515 | Se Habla Español